CITY REAL ESTATE.

STOREKEEPERS, ATTENTION!
portunity to buy fine store property
1 Side; 3 story, two is on a floor; 1
r supply; excelent terms; price \$26,0
D. KEMPNER & SON, INC.
22 5th av. END AVENUE,

AWSON & HOBBS, 162 W. 72D ST. tric meters, steam; immediate possession; seen any time. HOUGHTON-COMPANY, 132 West 72d st. Columbus 0280.

Fashington Heights, Above 125th CHANCE.

cry elevator apartment house in the or location of Washington Heights, off by an estate; owner will sacrifice. Cash only \$10,000, and excellent terms. For further information inquire. FRIEDHERG, 980 Prespect av., Bronx.

S. E. Cor. Ft. Wash. Av. A. S. MILLER, 236 5th av. Mad. Sn. 8637.
WASHINGTON HEIGHTS, ELEVATOR, six stury corner, 86x108; ground floor seven 2s, trio 2s; upper floors, one 3 one 4, two 5s, one 6; rent over \$32,080; one mortgage \$92,000, 5%, 1824; cash £25,000; very reasonable terms; price \$170,000. Further details, FRED: X ZITTEL & SONS, B way and 79th et. Tel. 9700 Schuyler.
23STH ST. 447 W.—West of Broadway, attractive new one family brick and etuceo ive new one family brick and stucco with garage, plot 100x100; 7 rooms, Manhattan-Miscellaneous.

PENCLUSIVE LISTINGS
have been one of the prominent
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PRIVATE HOUSE DEPARTMENT.
MIDSUMMER BARGAINS
furnish an opportunity to
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WE 194VE A NUMBER
from \$20,000 up to be had
on small cash payments and
will be glad to tell you all
about them. A few are to
rent.

SLAWSON & HOBBS, Private House Department, Telephone Columbus 7240; 162 WEST 72D ST.

FOUR story and basement, lower West Side, size 22x100; 20 rooms, steam heat, electric lights; ideal for rooming house; price \$22-000, cash \$5,000; personal interview only, COUGHLAN & CO., INC., 200 West 72d st. NER COMPELLED TO SELL

PARK AV. SECTION.—Private houses, fur nished, unfurnished, sale or lease; good values. DE FLOREZ, 402 Madison av. Vanrerbiit 9848.

PRIVATE house, 10 rooms, 2 baths, electricity, steam: best repair, \$5,000 cash, price \$13,500. SHEERAN, 155 West 123d st.

SIX story modern elevator apartment house few doors from Drive; Al conditions for quick action this week only at \$200,000, with \$20,000 cash; rock bottom; renting for \$38, 900 and netting \$20,262. COUGHLAN & CO., INC., 200 W. 72d st. 24 FAMILY, 6 story, 50 foot apartment house: bargain; rent \$16,400; price \$85,000. DUROSS, 155 West 14th at. Bronx-Sale or Let.

AN IDEAL HOME
IN WEST FORDHAM.
A 7 room, bath and laundry, tax exempt, brick dwelling, up to date, hardwood Goors throughou; with 2 car fireproof garage; attractive certdential section; no assessments; price \$13,000. Builder's representative on prinises (LOUIS S. LOTSCH) daily from 2 to 6 o'cloc, E. S. Hampden place, south of West Fordham road, one block west of Sedgwick av., overlooking Harlem River.

BROADWAY-LOTS-BROADWAY.
Near Yonkers line, in fasiest growing secon; wonderful chance for speculators or incestors; several fine corners; ripe for destopment now; there is only one Broadway, unday phone Yonkers 529. Local office, 36 South Broadway, Yonkers.
EORGE HOWE, 527 FIFTH AV. N. Y. DETACHED modern tax exempt two family brick; garage; rents pay full purchase price. 5783 Mosholu av., near Broadway. FOR Sale—Northwest corner 205th and Web-ster av., size approximately 150x130; good for taxpayer or garage; price \$24,000. SA-HOFF CORPORATION, 49 Wall st. Han-ver 7568.

LOTS-Beautiful Sedgwick, Webb, University avs.; choice; deep. NESSLE, 7220 FOR Sale—Three story frame house, rooms and store, plot 53x100, 5676 Riv dale av., Bronx, near 259th st. PLOT, 50 ft, north of 149th st., west side of Prospect av., 75x38, MOONEY, 333 E. 24th.

Price \$18,500: mortgage 5 years; rents \$3,636.
4 story new law double 2-5 and bath. Rents only \$9 per room,
DUFF & BROWN CO., 1715 Amsterdam av. PLOT 75x114, two blocks from Pelham Park-way subway station. Plaza 4983. RENT or sell, 1919 Prospect av., best sec-tion Bronx: private house, garage, 5 cars, room for more. Inquire 1923 Prospect av., hear Tremont av.

TWO FAMILY HOUSE. Ideal location, facing park and two blocks from subway: 15 rooms, 3-baths. Upper and lower porches; im-mediate possession: reasonable terms. 865 Crotona Park, North.

TWO FAMILY HOUSE.

Ideal location, facing park and two blocks from subway: 15 rooms, 3 baths. Upper and lower porches; immediate possession: reasonable terms. 865 Crotona Park, North.

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7 double frontage plots, Eastern Boulevard of Scribner av.; bulk home on the Boulevard and garage on Scribner av. SAMUEL HAIGHT, Owner, 464 W. 1528 St. Tel, Audubon 6054. TAXPAYER — Handsome, new, 1391-1383 Plimpton av., near Boscobel av.; 1 first class, cheerful apartment, four large rooms,

bakis, every improvement, plenty windows \$18,000. NESSLE, 2820 Sedgwick av., King-briga, 3093. Drigo, 2000a.

TWO new one family residences, with garages, complete; modern improvements; tiled bath, sun porch; tax exempt. JOHN J. KENNEDY, Mosholu av. and Broadway, N.Y.C. Phone Kingsbridge 1199.

TWO family house, 14 rooms, all improvements, immediate possession; can be bought right; 153d and Concourse. MSTAINVESTING CO., 207 E 163d. Meirose 0752

Phone Schuyler 7175.

BROADWAY-FLUSHING STATION.

New Colonial cottage, tax exempt, 6 rooms, garage, bath, steam heat, electric light, parquet floors; last chance to get big value for the money; price \$8,500, cash \$2,500.

J. THOMP-SION SCOTT JR.

Broadway and 23d St. Phone Flushing 2720. TWO HOUSES, 14 lots, 2019-2023 Westches-ter av. H. A. WARNER, Owner, Millwood, N. Y.

FOR Sale—Two fine homes in best part of Fatbush, for summer and winter: 9 large some, 2 baths, latest improvements, from the rear porches, incomparable for light and air, brick garage; fax exempt, less than \$2,000 per annum will pay all charges, including investment, 216-220 Kenmore place, between Church and Albermarie road, 5 minutes from B. R. T. express, Phone 2422 Flatbush.

FLATBUSH.—Owner offers beautiful home; exceptionally well built, modern, detached, tapestry brick and shingle three story house; located on one of the best blocks on Ocean av., near B. R. T. express station; nine rooms, three baths and four tollets, sun porch, sleeping porch, billiard room, conservatory and laundry; two open fireplaces; closets in pienty; hardwood floors and fine trim throughout; stemm and hot water supply; two car brick garage; lawn and shrubbery fully cultivated; everything in excellent condition; size of lot, 45x131; price \$45x000, half clash, balance on mortgage; brokers protected. Address M. NEUBURGER, 64 West 23d st.

for sale, northwest corner 5th av.-64th st., Brooklyn: fine site for apartment house and auto showrooms.

a showrooms.

ROUNNON & SHARKEY,

267 Fulton st., Jamaica, N. Y.

LL sacrifice for quick cash 36 lots, Rockexp av., Canarale section; partly imred. Owner, 3611 Powelton av., Phila-

CITY REAL ESTATE.

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Brooklyn-Sale or Let.

GOOD HOMES BUILT ON CONTRACT,

you own your lot and have some cas will build your home and help you t nance. HOBART, 7 Branford st., Jamales

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every improvement, and subway 20 min. t floors; private driveway; subway 20 min. t Manhattan.

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UNUSUAL OFFERINGS

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PARTY.

SLAWSON & HOBBS, 182 West 724 St.

AT Springfield—New houses now being built, five rooms, tile bath, heat, electricity, parquet, floors, \$4,90°, cash, required about \$1,200. W. SCHABEHORN, opp. station, Springfield, L. I.

BEAUTIFUL HOME in Kew Gardens, corner Metropolitan av. and Brevoort st.; 8 rooms, 2 baths, sun parlor, &c.; grounds 100x54; a bargain; easy terms; open for inspection, Address WISE, 428 Columbus av., N. Y. Phone Schuyler 7175.

BEAUTIFUL cottage, semi-bungalow type, eight rooms, bath, heat, electricity, plot 7,700 sq. ft. near station, trolley, stores, churches, public and parochial schools; 18,000, easy terms, W. SCHABEHORN, opp. station, Springfield, L. L.

BEFORE you buy a "ready cut home" inspect the lots at Springfield-Hillcrest, near
station; stores, churches public recochtal schools; now selling at \$199 to \$299
each; easy terms, W. SCHABEHORN, opp.
station. Springfield, L. I.

Will sacrifice beautiful new 8 room home,
tax exempt; has te be seen to be appreciated;
quick sale necessary. 38 Hampton st., Elmhurst, L. I.

purst. L. I.

FOR Sale—Beautiful property on the Montauk highway; six acres, 1,000 feet of water front on a beautiful lake; modern house, il rooms, all conveniences; large garnee and stable, other outbuildings; fine grounds and large orchard, small fruits; deal for summer home or sanitarium; sacrifice at £20,000; terms 40 per cent. cash, baiance long time morteage.

E. MOUNTPOIGH (Owner).

Patchogue, Long Island.

COR Sale—Cottage, 6 rooms, running water, electric light and gas; fine location, near lopet; elerant shade; price \$5,500, part cash, WOODS R. E. AGENCY, Bayport, N. Y.

KENSINGTON—Dutch Colonial reside a fine wooded plot 11,500sq . feet; four ter and one maid's bedrooms, three l garage. Asking \$30,000. Very anxio sell. Want offer. Terms \$5,000 cash.

ONE FAMILY 7 ROOM HOUSES, improvement, shower bath, parquet private driveway; subway 20 min. to

PREPORT
Opportunity, owner leaving for Europe elgitt room modern cotrage, inclosed porch steam heat, bardwood floors, natural maple trim; big plot; shrubbery, garage; 40 min utes Penn. Station. 60 New York av., Free BAY RIDGE private home, 7 rooms and bath, completely furnished, to response house is of brick and stucco, with and garage; near subway state, 82 77th st. Phone 9881 Shore Re

FINE 10 room cottagy, barns, orchard lawns, driveways, about 25 acres; will sa rifles for quick sale. MRS. PATRIC O'BRIEN, South Broadway, Hicksville, L. 22D AV SUBWAY STATION, two lots, West 7th st., \$2,000; two lots, West 8th st. \$1,000; two lots, East lat st., \$2,000; Linden av., near Utica av., plot 408;100; \$3,000; \$30 down, \$10 monthly. Bex 343, Glen Ridge, N. J. FOR REAL FARM VALUE, see the 23 acres with 11 room house and 4 barns, 38 miles out on main line, at \$8,000. BOGART, "Realter," opposite railroad station, Min-TH ST., 1336 E.—Attractive new one fam-ily frame and stucco home, 6 rooms, bath, improvements, sun porch; \$8,750. Owner on premises, Elim avenue station, Brighton Beach line. cola, L. I.

FOREST HILLS WEST.—Choice lots: opportunity to buy low prices. BENNETT: room 614, 280 Broadway. Phone Worth 9471.

SUBURBAN REAL ESTATE

Long Island-Sale or Let.

Beach line.

\$2,900 CASH apiece buys three four story bricks, two stores and six apartments each; Important street near Borough Hall; great speculative bargain. WALTER SMITH, 188 Montague st., Brooklyn. CARDEN CITY ESTATES Several desirably located good sized lots on Nassau Boulevard for sale at reasonable prices; details on application. E. A. UNDERHILL. Pourhiseepsie, N. Y. OUCOLD (sitUNID—701-40x186 for sale or exchange; good location; make offer. Write

BEST BARGAIN IN RICHMOND HILL.
Corner, two family brick, 11 room, 2 baths,
sll modern improvements, excellent locality.
Cash \$3,000, WM, M, DUFFY, Hillside av.
and 148th st., Jamalca.

COLONIAL HOME.

Bargain Price, Well Built, Beautifui.
Far above ordinary construction, new eight
rooms, 2 baths, center hall, large living
room, fireplace, sun parior, oak floors,
stilstic decorations fine neighberhood, price
or prompt sale, F. W. SCUTT & CO., 300
wilton st., Jamaca. Phone 6073.
LIMHURST—Tax exempt, all improved bur-HOTEL and restaurant, wonderful location on Sound, main road, one hour out owner forced to sell on account of illness excellent opportunity for live wire. FREE-PORT REALTY EXCHANGE, 16 Court st. Main 18030.

Fullon St., Jamaca, Phone 0019.

ELMHURST—Tax exempt, all improved bungalow, parquet floors; driveway; price \$6,000; cash \$1,800. HENRY D. HOUSE, & Kingsland av., near L. I. R. R. depot, Elmburst, L. L. HEMPSTEAD, L. I.—Two acres, charming old fashioned house, remodel 33; beautiful grounds, garage, CLARK, CHRIST & Merk KELLAR, 1 West 34th st., New York. Norst, L. I.
FOR SALE—14 lets adjoining the East River
Silk Mill of H. R. Mallinson & Co., Astoria,
L. I. Apply to N. F. LENSEN, 32 Nassau

HOMES at low prices; easy terms; let us know your wants; picture folder sent. HYDE & BAXTER, Port Washington, L. I. Long Beach, L. I Brand new apartment, cannot be duplicated, seven extra large rooms, bath, rervants' tollet, sun parlor, with Il windows; all improvements, parquet floors: principal rooms facing ocean; rent reasonable to right party all year round; steam heat and garage. Owner, corner Chester st. and Magnolia Boulevard.

LONG BEACH All year residence, 16 Rooms; Garage, tent or Sale, Bay Boulevard, QREEN. MERRICK ROAD bargain; best business lo-cation between Jamaica and Freeport; a few full sized lots, desirable any busines 8800 each. W. SCHABEHORN, opp. station Springfield, L. I.

PORT WASHINGTON-7 room FORT WASHINGTON-7 room house, bath, hot water heat, plot 59x125; price \$5,500.
MONFORT & HEGEMAN. Telephone 152.
ROCKVILLE CENTER.—For sale, 2 lots, 40x
100, close to Merrick road; street parked; 2 blocks from Loft's mansion; price 12 years ago \$1,000; will sell it for less. Apply W. B. KELLY, 1221 Lincoln place.

25th st., Jackson Height? Subway Sta., L. I

JAMAICA, HOLLIS, QUEENS.
HOMES, LOTS, BUSINESS PROPERTY.
F. W. SCUTT & CO., 309 Fulton st., Jamaica.
Phone 9079.

ESTABLISHED 27 YEARS.

QUEENS VILLAGE—One family frame, six
rooms, bath, enclosed porch, breakfast
nook, steam heat, parquet floor; price
\$7,500; cash \$2,000; best bargain in town,
only one left. SIEBERT & SIMONSON,
216-17 Jamaica av., Queens. Tel, Hollis 6050,
TAN exempt, bargain; new tapestry brick
dwelling, six room corner house; tile bath,
garage, Colonial finish, hardwood floors SPECIAL Bargain—Two lots on a hill at Springfield-Hillcrest, near station; stores, churches, public and parochial schools; \$240 each; new houses being built in all directions. W. SCHABEHORN, opp. station, Springfield, L. I.

SEVEN room house for sale; bath, modern conveniences; sun parlor, sleeping porch, hardwood floors, garage. Owner, E. GIF-FORD, Frederick st., Knight's Farm, Oceanside, L. I. aweling, six room corner house; the bath, garage, Colonial finish, hardwood floors throughout, steam heat, all improvements, one block express station, 15 minutes Grand Central; \$2,500 cash; balance easy terms. F. L. DRISCOLL, Room 1314, 52 Vanderbilt av. Phone Vanderbilt 9485. side, L. I. SEVEN-year-old florist establishment, 2 miles; net earning average \$6,500 yearly owner retiring. F. UNSER, Mineola, L. I.

VALLEY STREAM, L. I. beautiful 8 room house on Merrick all improvements, parquet floors, open place, large porch all glassed in: fine 2 garage; poultry bouse; plot 100x100, ner plot; as owner is going away PRICE \$18,000, TERMS ARRANGED.

ness stand on Merrick voau; 1918 and age property.

Address CHARLES WRIGHT, Corona av. alley Stream, L. I. Kindly call on Sunday, or after 5 o'clock-ny day. Phone 223M Valley Stream. WATER FRONT property, 21 minutes from New York: beautiful location; finest 12 room house, parquet floors, hardwood trim-mings throughout, tiled baths, all improve-ments. Dr. J. FOHNSON, Douglas Manor, Douglaston, L. I.

WE have a select list of business property on Rockaway Boulevard, South Ozone Park, For further particulars apply FREE-PORT REALTY ENCHANGE, 16 Court st., Brooklyn, Main 10000.

New Dutch Colonial residence; plot of 6,000 ag. feet; living room, dining room, kitchen, sun parior, 3 bedrooms, bath, steam heat; 3 minutes' walk to the station; \$16,500; reasonable terms.

AT YONKERS ON THE HUDSON, well built 11 room house, 2 baths, steam heat, electricity; pleasant grounds, trees, shrubs; and trolley; bacvain \$14,000; offer considered; terms \$3,000 cash, balance mortgage.

BELLOWS & WARREN, 20 Getty Square, Yonkers.

Yonkers.
AT Tarrytown on Hudson (near Broadway).—
Nine rooms, bath, hot water heat, elecricity, gas; large plot; garage; \$12,600;
terms. S 528 Herald, 280 Broadway. Fine building plot, 11,000 sq. ft., with water ront rights; 5 minutes walk from station; price \$3,000; terms to suit. ARTHUR C. BLATZ REALTY CO. Homes in Mount Vernon and the Pelhams hine Oakwood 8302, Mount Vernon, N. Y. BRONXVILLE—For sale attractive English stucco house; compact, bright, four bedrooms, mald's room and bath plus extraroom and trunk room third floor; 2 fine fire-places, steam heat, 30 foot living room and screened porch; \$18,000. 2 Avon road, Bronxville 1144. Owner's office Vanderbilt 7887. AT GREAT NECK, L. I.

OWNER will sacrifice new 24 story stucco
house, with garage; eight rooms, THREE
BATHS and all modern conveniences; large
street frontage; easy terms to the right

party.

SLAWSON & HOBBS. 162 West 724 St.
AT Springfield—New houses now being built.

five rooms, tile bath, heat, electricity, party of shade trees, shrubbery, lawns, &c.; high electricity of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electricity party of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, lawns, &c.; high electronic fine of shade trees, shrubbery, COLONIAL RESIDENCE

BELLMORE, L. I.—Beautiful II and 56-100 acre farm, located on the Merrick road, only five minutes from station; must be seen to be appreciated; large acreage under intensive cultivation; many splendid fruit irees; substantial eleven room house, with large spacious rooms and modern conveniences, including running water and telement of the seen outbuildings; will sacrifice for \$23,000, R. E. BOITEL, Merrick road and Central av., Bellmore, L. I. 1476 Broadway.

FARMS, estates, village commuting, country homes, near Peekskill depot, Hudson views, all modern improvements; sale cheap, Albany Post road inns, garage, gas, auto sites; five acres, old house, good views, 800 feet from State road, bus, 7 miles Peekskill, \$1,000; four acres, 7 room modern house, garage, fruit, near troiley, \$8,509; brook, fruit, State road, wild, remote, very cheap, Putnam county farms. ALEXANDER, I E. 42d. Vanderbilt 1594. Peekskill Sundays 435, residence.

42d. Vanderbit 1594. Peekskii Bunnays for residence.

FOR RENT IN RYE.

I have several unformished cottages for rent from \$1,200 to \$1,800 yearly, in good neighborhood and well heated for the winter; also have turnished cottages at \$120 a month until May 1.

CHAS. S. FAULKNER,

office facing Rye railroad station.

Telephone 123 Rye.

30 minutes from BARGAIN opportunity, choice Douglas Manor building site, near bathing beach and station; will erect homes to suit. WILLIAMS, Real Estate Mortgages, Insurance, 833-835 Manhattan av., Brooklyn. Some houses ready Douglas Manor and elsewhere. All prices. BAYSIDE, 20 minutes from Penn, Station, beautiful colonial residence now in course of construction, 7 rooms, 2 baths, garage, plot 100x120, water rights; price, \$17,000.

J. WILSON DAYTON, Rayside, L. I.
Tel. Bayside, L. I.
Tel. Bayside 1641.

FOR RENT—Country place, 30 minutes from Grand Central; remodeled Colonial house. It rooms, 3 baths; partly furnished; gas, steam heat, electricity; one acre of ground, vegetable garden, fruit trees; garage for 2 cars; excellent schools; \$3,000 a year to desirable tenant. Call Longuere 5242.

FOR SALE, AT COLONIAL HEIGHTS. New house, 9 rooms, 2 baths, garage, large plot, fine trees, high elevation; no measuitoes; all improvements; bargain, \$18,500. Particulars, JOHN A. LOOPS, 154 Nassaust, Phone Beckman 4500.

FURNISHED house; rent from October 1 to May 1; beautifully furnished; every convenience; ten rooms, two baths; best section of Chester Hill, Mount Vernon; moderate rental to right party. P. F., 16 Jay st., New York. Phone Walker 6608.

Fairview av., 22, Tuckahoe, two family, excellent condition: spiendid neighborhood; screened porch and open porch; steam, gas; electricity, sewer; no reasonable offer refused. Seen any time. Tuckahoe 3712M.

Attractive Colonial house, 290 Weaver st., Larchmont, for rent for winter, furnished, or for sale; half acre.

HELIEN L. FAULKNER,
290 Weaver St., Larchmont.
Telephone 455 Larchmont.

GREENACRES-Large plot, beautiful location; artistic house, 9 rooms, 4 baths: garage; near station, tennis, golf, schools; 40 minutes Grand Central; value \$40,000; concession to quick buyer. Inquire NASH & KENNEDY, Scarsdale and New York. Murray Hill 5818.

MOUNT KISCO nusual offer; fine estate, six acres, beau l lawns, trees, views; delightful home depet; elegant shade price \$5.500, part cash.
WOODS R. E. AGENCY, Bayport, N. Y.
Tel. 329-J.
FOR SALE—Desirable business property on
William st., near Bridgs Plaza North, Long
Island City; 25 by 183, Phone Richmond
Hill 77 Ls. SUBURBAN REAL ESTATE.

Westchester-Sale or Let. NEW ROCHELLE.

ASKING \$17,000.

We are able to offer at a sacrifice a fine Colonial home of 7 large rooms, 2 tile baths; gas and electricity, steam heat; screens, shades and metal weather strips; garage and tool house; grassy plot, 75x100° large front and side porches; 2 sleeping porches. This property is situated in a fine section of New Rechelle; 3 blocks from trolley; 4 blocks from school and stores; 15 minutes walk to N. Y., N. H. & H. R. station. Here is a real opportunity for you to buy a complete home at much less than cost of reproduction.

overlooking Sound.

Double shingle, 12 room house, 4 master
bedrooms, owher's dress room and bath,
of ground in highly restricted neighborhood.

Let us show you these houses as they
must be sold.

We have other attractive houses from \$15,000 up.
DUTA, GILL & CAMERON, INC..
527 5th av.
New York City.
White Plains 2615.

OPPORTUNITY COMES BUT ONCE, so avail yourself of this chance to purchase a few choice plots in Siwanoy Park, Bronx ville; sizes from 100x125 and larger; prices \$3,000 and up.

BURKE STONE, INC.,

Bronxville 1480, or 41 East 424.

Bronxs Pronxville 1480, or 41 East 424.

PRE-WAR PRICE.

Due to death will see less than cost stucco residence, center hall, 9 rooms and 2 baths; restricted Chester Hill Park; fireplace and enclosed sun parlor; Ruud hot water heater; wonderful grounds, 100x100, with 2 car garage, heated; immediate possession; price \$22,500; terms; particulars and inspection by appointment.

R. R. RAGETTE, First National Bank Building, Vernon, N. Y. Hillcrest 2136.

ORT CHESTER, N. Y.—New two family stucco house occupied four months, 7 rooms each, every modern convenience, 75 ft. front by 150 deep, 2 car garage, garden, residential section, five minutes from station; \$18,000, reasonable terms arranged. 20 Summer st. Tel. 1385.

minutes from New 10.2.
for quick sale.
CLARK-MAYS-DAVIDGE, INC.,
CLARK-MAYS-DAVIDGE, INC.,
34 Park row, Stamford, Conn.
34 Park row, Stamford, Conn. Bargain at \$14,000; attractive 8 room modern house, all improvements, 2 baths, hot water heat, fireplace, spacious porch; garage; convenient to schools, trolley, trains, J. J. TIMM, 68 Broad 8t.

FOR Rent, furnished, New Rochelle, six months or longer, beautiful home on Liberty avenue, \$250 monthly; 10 rooms, 2 bathr, tas, electric light; 2 car garage; beautiful blot; line neighborhood. Tel. New Rochelle, 2002.

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RENTALS,
ses and apartments for rent.
BURKE STONE, INC. Brons phone BURKS STONE, INC. Broadwill 1895.
SOME ROBERT THEDFORD BARGAINS
that should interest early full buyers.
Crestwood—5 room stucec cottage, \$14,500.
Bronaville—7 room English cottage, \$13,500.
Larchmont—7 room Dutch Colonial, \$15,000.
New Rochelle—8 rooms, 2 baths, \$14,000.
17 East 42d St., N. Y. Tel. 19060 Vanderbilt.
SCAESIALE—Larra tells room bouse, filt. SCARSDALE—Large eight room house, fire-places; perfect condition; near best school; \$14,000. Phone OWNER, Scarsdale 628. XIX room, tapestry brick, parquet floors: \$11,000. ZANGERLE'S Office, Crestwood Harlem R. R.
TWELVE rooms, bath, Tarrytown; garden er's cottage, all improvements; garage

ottage, all improvements; garage; complete gentleman's estate; \$19,000. FELLMAN, 1476 Broadway. UNUSUALLY attractive 9 room modern stucco buse, two fireplaces, hot water heating, gas, electricity; charming view of Hudson; large porch; perennial flower gar-den, Address Mp. CAROLINE E. HALL, Nyack, N. Y. Phone 4901 Nyack.

WESTCHESTER HILLS. For sale, 85 acres, to close estate of W. M.
Newman, ¼ mile south of Hawthorne, New
York Central Railroad, Harlem Division, 27
miles from Grand Central Depot; 5 miles
north of White Plains; situate on east side
concrete State road leading from Hawthorns
to White Plains, bounded on south by highway leading from Kensico Lake to Tarrytown; high elevation, overlooking Palisades;
electricity on property; Mt. Pleasant Station
on southern boundary; New York water supply can be had very near; magnificent trees
scattered throughout, Ideal for subdivision,
institution or golf club. J. H. LEWIS,
Owner, Gedney Terrace, White Plains, N. Y.,
or 224 Church st., city.

WHITE PLAINS—\$11,000.
High Elevation—Sound View.

WHITE PLAINS—\$11,000.

High Elevation—Sound View.

New, exceptionally charming Colonial house,
rooms, tiled bath, steam heat, open fire-lace, oak floors on first, sleeping porch;
o foot plot; garage.

place, oak floors on first, sleeping porch;
50 foot plot; garage: R. FRANKLIN HULL

I. FRANKLIN HULL

I Orawaupum st., White Pialns. Tel. 2680-1.

WATERFRONT house at City Island for rent by year, unfurnished; beautiful location; best part of Island; private beach, good anchorage; 4 bedrooms, large living room, enclosed porch; high above water; dialng room, kitchen, maid's room. H. C. APPLETON, 526 City Island av. Telephone City Island 1120.

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The two family, five rooms and bath each floor; every modern improvement; strictly up to date; stucce; excellent location; quick section; price only \$14,000. Sunday phone fronkers 250. Local office, G8 South Broadway. GEORGE HOWE, 527 FIFTH AV., N. Y. \$400 lots, exceptional, residential; 15 min-utes out. Box 183, Tuckahee. Rockland County-Sale or Let.

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and very substantial dweling.

HOUSE containing all appointments looked for by most exacting buyer, in perfect repair throughout; large central hall, in heavy oak, leads to the dining room opening on screened boroh; other rooms with numerous fireplaces, a living, reception, library, billiard, butler's pantry, kitchen, maids' dining room and side hallway. Second floor has 3 master's bedrooms with 2 fine baths and 3 other bedrooms and 1 bath. Third floor has trunk, storage and other rooms. There is four dar garage with servants' quarters over. Owner selling account of two only in family, and sacrifices a place for \$40,000 could not be replaced for \$100,000.

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IDEAL suburban home for moderate-sized
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occupy at once this quaint Colonial home,
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is a bargain and a wonderful place for children; your reply will receive personal, confidential and courteous attention. Immediate.

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MUST SACKIFICE modern home, 10 large rooms, all improvements, exclusive neighthorhood, 12 minutes from station; one of the wealthlest towns in Connecticut; 56 minutes from New York; plot 60x160; beautiful lawns and shrubs; can be converted into two family house; price \$10,000; libral terms.

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Six room house, all improvements, plot 60x125, bordering on Long Island Sound; 56 minutes from New York; \$8,000, cash \$800 for quick sale. IDEAL FOR DEVELOPMENT.
Adjoining Lackawanna station, hour out, it trains daily, a beautiful tract of 200 acres, with 3 miles of stone road frontage, town water and electric light. For a small farm development it is beyond competition, only \$300 per acre.
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This house is located at junction of two
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Located Buff road, corner Edgewood lane,
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PRICE, \$15,500.
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Something for some one who wants a rea
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9 a. oats, 1½ a. potatoes, ½ a. cabbage, 10
a. corn, 2 a. peas, hay, pure bred buil,
hogs, horses, 3 gas engines, full implement
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proved road, edge fine town, 4 cities con

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220-ACRE farm, near Poughkeepsie; large
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Overlooking lake. Good boarding house property. 125 acres, 30 a meadow; plenty wood and timber; house 7 rooms. Price \$4,800, mortgage \$1,500. T. N. BRONSON, 512 Main st., Winsted, Conn.

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large living room with stone fireplace; large
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For sale or rent, gentleman's very attractive summer place; point of land 10 acres; splendid view; good bathing; modern house; large living room, a master bedrooms, 3 fireplaces, baths; completely furnished; large plazzas; 5 car garage adjoining; cost \$15,500; sold at sacrifice, easy terms. Address 70 Roslin st., Boston 24, Mass. Massachusetts CAPE COD, MASS.
Cottage by the ocean surf, \$50.
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NEW HAMPSHIGE—Two pretty cottages, bordering lake, 8 rooms and 5 acres each, comfortably furnished; fishing, boating, bathing; wonderful country; \$75 and \$100 month. T 1437 Herald, Harlem

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FURNISHED cottage, blanace season; three bedrooms; near beach; commuting distance Connecticut or north shore Long Island H. H. WOOD, 283 15th st., Brooklyn.

REAL ESTATE TO EXCHANGE FARMS AND PLANTATIONS. Central Georgia, suitable for peach growin or truck farming; all sizes and prices. I. W VALENTINE, 373 4th av.

LOTS, free and clear, Riverdale; all im-provements; below grade. FELLMAN. provements; below grade. FELLMAN, 1478 Broadway. NORTH SHORE Long Island, 50 minutes out 43 detached houses, all improvements; sell right or exchange for city property. WALTER SMITH, 188 Montague st., Bklyn. WALTER SMITH, 188 Montague st., Biglyn.
PACIFIG ST., 1290, near New York av.—
Handsome detached brick residence, 14
rooms, 3 baths; will make splendid alteration; will exchange. WALTER SMITH, 188
Montague st., Brooklyn.
RILIGEWOOD, N. J., 17 Paramus road
(Franklin Turppike) at East Ridgowood av.
—Gentleman's estate, 17 acres, Colonial house,
numerous outbuildings, electricity, beautiful

numerous outbuildings, electrical trees, shrubs, lawns, brook; ways on premises; price \$27,5 for Greater New York proper for Greater New York property, Brooklyn preferred; quick action, HARRY A. LEVINE, 123 Kingston av., Brooklyn. 75 ACRES, Sound View, I hour out; grand Colonial, 15 rooms, two baths; improve-ments; other buildings; complete gentleman's setate; want nearer suburban home. FELL-MAN, 1476 Broadway.

REAL ESTATE WANTED.

City Property.

EAST SIDE four or five story single flat, with immediate possession of second floor; buyer has \$10,000 for cash; price limit \$22,000. GEORGE S. RUNK, 1252 Lexington av.

GOOD Yorkville properties for buyers with \$10,000-\$25,000 cash; immediate action. GEORGE S. RUNK, 1282 Lexingon av. LEBERTAN CORP., 171 BROADWAY. BUYS BARGAINS IN REAL ESTATE. BUYS BARGAINS IN REAL ESTATE.

MANHATTAN, Bronz property for buyers ready to invest in any good proposition which has not been recently turned. GEORGE S. RUNK, 1232 Lexington av.

PRIVATE dwellings wanted in good locations in Manhattan for cash purchasers; owners send particulars. GEORGE B. CORSA, 16 E. 43d st.

Country Property.

IN Westchester, on New Haven Railroad preferred, small house, price about \$20,000. ALBERT B. ASHFORTH, INC., 12 East 44th st. Murray Hill 1109,

WANTED—Owners of
COMMERCIAL WATER FRONTS,
FACTORIES, FACTORY SITES
and WAREHOUSES desiring to
sell or lease, communicate with
FLOYD S, CORBIN.
Tel. 0273 Murray Hill. 300 Madison av., N. T.

WANTED to lease for one year or longer, unfurnished modern house, six or seven rooms with garage; commuting distance, Long Island, Westchester County or New Jersey, along the Lackswanna Railroad preferred; small family. F 2178 Herald, Herald and WANTED or 10 room house by the year, Long Island, Weetchester county, within commuting distance; must have large rooms, 2 master's baths, garage; 2 in family. H. W. BEHHEND, the Beinerd, 86th st. and Broadway. Phone Schuyler 6489.

way. Phone Schuyler 0489.

WANTED-To rent, apartment or amall house, in Westchester; reasonable rental. Room 510, 17 E. 42d st., New York city.

ASSOCIATE SE

WANTED to rent, small house or floor of two family house, New Jersey, commuting distance: rent must be reasonable. S 503 Herald, 280 B way. WANTED—To buy or lease hotel in West-chester county or nearby Connecticut, with first class family clientels. N 2283 Herald, Herald eq.

SEASHORE-Fine cottage, 15 rooms and 2 baths, gas, electric; beautifully furnished; fine location, high ground facing ocean and Shrewsbury River; price only 50,000, terms to sult; unusual bargain. Address ALEX-ANDES FISH, Seabright, N. 4.